

Article 5. Residential Design Standards

6.500 Access Through Residential Districts

A driveway or walk on private property in a one- or two-family district shall not provide access for uses in the "CR" District through the "K" District.

6.501 Lot Area Where Not Served by Sanitary Sewer

In areas not served by sanitary sewer the minimum lot area per family shall be subject to the approval of the county Department of Health.

6.502 Two Detached Dwelling Units on One Lot

A. Access

Ingress and egress shall be made available to both dwelling units located upon the lot or site by paved driveways operating in such a fashion that independent access shall be provided each unit through the installation of separate driveways. If one unit is to the rear of the lot behind a second unit, a back-up turn-around shall be provided. A parking space shall be provided adjacent to each unit.

B. Building Separation

Minimum building separation of ten feet shall be maintained.

C. Landscaping

All yards shall be planted in ground cover except for those areas occupied by building, driveways, sidewalks, flowerbeds, tree wells, and other landscaped areas.

6.503 Zero Lot Line Dwellings

A. Platting Required

All blocks using the zero yard concept shall be platted or replatted to provide a zero-foot setback and a ten-foot access easement per lot.

B. Pattern of Yards

The first dwelling unit on a lot within a block shall set the zero lot line pattern of yards for the remaining lots within the block.

C. Corner Lot Setback

Depending on the zero lot line pattern, the last corner lot may have a setback adjacent to the street a ten-foot setback on the interior side to maintain the pattern.

6.504 Cluster Housing in the "R1" District

A. General

Under this provision, clustering of residential units may be permitted where such units cluster around a access road or feed from a loop or cul-de-sac and provided that such development shall conform to the following regulations regarding buildings and structures.

B. Plat Required

Such properties shall be platted showing the following, if applicable.

1. Public streets.
2. Private streets and private access.
3. Private open space and open space easements.
4. Utility easements.
5. Public parks.
6. Pedestrian walkways and bicycle trails.
7. Lot, block and addition name.
8. The building setback lines for each lot. Setback lines may be shown on each lot, described in margin comments or described by common detail. In the alternative, the setback lines may be described in a development plan submitted pursuant to Paragraph F. below.

C. Open Space

1. The open space, exclusive of paved areas, parking spaces and patios, must be not less than 15 percent of the total lot area.

2. Provisions, such as a homeowner's association, shall be instituted to provide maintenance for all common open space.

D. One Building Per Lot

No more than one residential building may be located on any lot.

E. Building Separation

A ten-foot setback shall be required between all buildings.

F. Development Plan

1. Unless setbacks are shown or described on the plat, a development plan must be submitted showing the proposed setbacks on each lot.
2. Adjustments in the development plan that change the setbacks from one lot to another will not be accepted without a written release from all property owners involved in the adjustment. When amendments are accepted, the original development plan must be withdrawn in its entirety.
3. A development plan shall be reviewed as a site plan under the requirements of Section 6.506, Unified Residential Development.

6.505 Townhouse or Cluster Housing in the "R2" District

A. General

Under this provision, townhouses, rowhouses or the clustering of residential units may be permitted where such units cluster around a common access road or feed from a loop or cul-de-sac and provided that such development shall conform to the following regulations regarding buildings and structures.

B. Plat Required

Such properties shall be platted showing the following, if applicable.

1. Public streets.
2. Private streets and private access.
3. Private open space and open space easements.
4. Utility easements.
5. Public parks.
6. Pedestrian walkways and bicycle trails.
7. Lot, block and addition name.

C. Open Space

1. The open space, exclusive of paved areas, parking spaces and patios, must be not less than 15 percent of the total lot area.
2. Provisions, such as a homeowner's association, shall be instituted to provide maintenance for all common open space.

D. One Building Per Lot

Each residential building shall be located on a separately platted lot.

E. Maximum Units Per Building

No more than ten units may be attached in any one building.

F. Development Plan

1. Unless setbacks are shown or described on the plat, a development plan must be submitted showing the proposed setbacks on each lot.
2. Adjustments in the development plan that change the setbacks from one lot to another will not be accepted without a written release from all property owners involved in the adjustment. When amendments are accepted, the original development plan must be withdrawn in its entirety.
3. A development plan shall be reviewed as a site plan under the requirements of Section 6.506, Unified Residential Development.

6.506 Unified Residential Development

A. Legislative Intent

It is the legislative intent of the City Council, in adopting these Unified Residential Development regulations, to encourage the most appropriate uses of land; to provide larger amounts of usable open space; to consolidate recreational facilities and other community amenities; to reduce the cost of utilities and public services; to recognize building sites where unique topographic or other features preclude the normal building pattern of individual lots and blocks; and to provide criteria for development of land zoned for multifamily dwelling use.

COMMENTARY:

See the "CR", "C" and "D" Districts for maximum units per acre, minimum open space, and other property development standards.

B. Site Plan Approval

No permit shall be issued for construction, alteration or revision in a Unified Residential Development area unless there has been a site plan approved by the Planning and Development Director or an authorized representative and a subdivision plat approved by the Plan Commission.

COMMENTARY:

Refer to *'Supplemental Use Standards, Chapter 5.303 Accessory Uses in Unified Residential Development'*.

C. Summary of Development Regulations

The following development regulations are intended to be a minimal summation of regulations that will cause compatible development near and adjacent to neighborhoods where a Unified Residential Development is placed.

D. Height and Yard Regulations

1. Height: The maximum permitted height for buildings or structures in any Unified Residential Development shall be 32 feet as set forth in Section 6.100.
2. Street Frontage: There shall be a minimum front yard of not less than 20 feet on any portion of the site which has frontage on a public street. The required front yard cannot be paved, except for necessary driveways, and must remain as open space. No parking shall be permitted in the front yard.
3. Side and Rear Yards.
 - There shall be side and rear yards of not less than five feet on any side except on a street frontage.
 - Structures shall meet the following requirements on any side which is adjacent to a one- or two-family district: The structure shall be set back three feet for every one foot of building height as measured from the slab to the top of the sill plate or set back two feet for each one foot in overall building height when measured from lowest finished grade to top of the peak of the roof, whichever measurement is greater but not less than 30 feet. For purposes of determining such setback, building height shall be measured from along the building face exposed to the closest property line to the sill plate or the peak of the roof. A five-foot bufferyard and six-foot screen fence shall be placed on the property line. Paved driveways, parking, and parking with carport are permitted in the side and rear yard.

E. Emergency Access

1. Emergency access shall be provided to each principal building by:
 - A public street or alley; or by
 - A private way, alley, or paved place, delineated on an approved subdivision plat conforming to the requirements of Chapter 212, Texas Local Government Code. Access may also be provided by an emergency access easement approved by the Plan Commission and recorded in the county deed records.
2. Emergency access easements shall not be less than 26 feet in width; the boundaries shall be distinctly and permanently marked with not less than one street name sign per intersection, the location of which shall be approved by the Director of Transportation and Public Works. The signs are to be installed and maintained by the developer or homeowners association. All signs are to be constructed using aluminum sign blanks 6¾

inches wide and a variable length from a minimum of 24 inches to a maximum of 36 inches.

3. The background of the sign face shall be constructed using green reflective material with a reflective silver-white legend. The legend shall be printed using four-inch capital letters and three-inch lower case letters and the words "private street" shall be printed in one-half inch letters across the bottom of the sign.

4. The paved width of an emergency access easement may not be less than 24 feet and the curbs shall not exceed five inches in height; provided that there shall be no obstructions which will interfere with the use of the full 26-foot width of the easement by emergency vehicles and their appurtenances.

5. All emergency easements shall conform to commonly accepted engineering practices and shall be approved by the Director of Transportation and Public Works.

F. General Site Plan Requirements

1. Slopes: Contour slopes shall be shown upon the site plan by contour intervals of not more than five feet. Contours at one-foot intervals may be required when a drainage study is required.

2. Location of Buildings: All buildings and structures shall be shown on the site plan with dimensions of the buildings and adequate dimensions showing distance from property lines, easements, driveways, parking spaces and other buildings.

3. Driveways and Parking Spaces: The location of all driveways and parking spaces shall be shown on the site plan, including ingress-egress, and all calculations for required parking.

4. Landscape and Walkways: Show landscape materials, required and proposed height of perimeter walls, bufferyards, and recreational facilities. Walkways shall be provided to connect all buildings, parking areas and recreation facilities and shall be shown on the site plan.

5. Garbage Collection: Garbage collection locations shall be shown on the site plan. Such locations shall not be placed within 20 feet of adjacent one- or two-family districts. Dumpsters shall be visually screened, except from the access side, and shall not be placed within the required open space. Access shall not face upon adjacent properties.

6. Open Space and Recreational Facilities: All open space and recreational facilities shall be identified on the site plan. Open space is the ratio of open space to net land area (refer to '*Chapter 9 Definitions*').

- Open space shall be clustered in areas upon the site to provide views and vistas for a given group of buildings. Open spaces and recreational amenities shall be designed as functional space with appropriate distribution on the total site plan. Any recreational facilities shall be used primarily by the residents and their guests. No alcohol, beer or wine shall be sold on the premises unless permitted in a district zoned for that use.
- Except for required front yards, no space or area less than 25 feet in either dimension shall be counted as open space.
- Patios adjacent to dwelling units, unless enclosed, may be included as part of the open space.

7. Miscellaneous Requirements.

- The developer shall submit a site plan which shows the zoning of all adjacent properties.
- The submitted site plan shall include a location map, north point, scale and date. The face of the site plan shall include a table showing net land area, floor area, open space area, number of parking spaces, maximum units per acre and maximum height.
- The developer shall prepare and submit a checklist to accompany the submitted site plan which shall constitute an application and include a listing of those basic requirements found in the Zoning Ordinance, the Subdivision Ordinance, and the Plan Commission Rules and Regulations.

G. Parking Requirements

One parking space shall be provided for each Bedroom, plus one additional space for each 250

square feet of indoor recreation area; provided that the number of parking spaces required shall not be less than 1½ per dwelling unit and need not exceed 2½ per dwelling unit. Also refer to 'Development Standards, Chapter 6.200 Off Street Parking and Loading'.

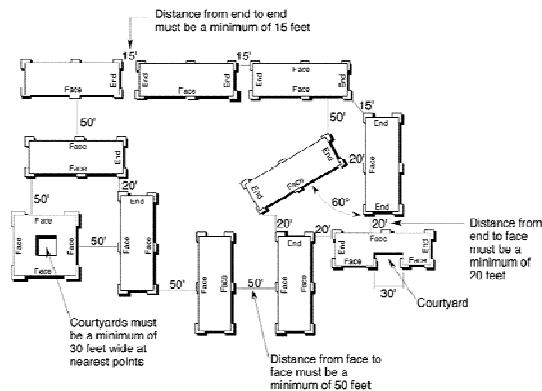
H. Distances Between Buildings

a. The minimum distances between buildings are as follows:

Building Orientation	Minimum Distance
Face to face*	50 feet
Face to end**	20 feet
Corner to corner	15 feet
Angled corner to face (60 to 90 degree angle)	20 feet
Courtyard face to face	30 feet
End to end	15 feet

* "Face" is any exterior plane of a building that is 60 feet in length or greater, provided, however, if all exterior planes are less than 60 feet in length, the two longest planes shall be deemed to be faces. All buildings shall be deemed to have at least two faces.

** "End" is any exterior plane of a building that is not a "face", as defined above.



Picture 6.16 Building Separation ([Popup full image](#))

I. Building Separation

1. Signs

Identification signs shall be permitted, subject to the following provisions:

1. Signs shall be permitted to identify the use or uses of the property upon which displayed.
2. A sign or combination of signs shall have a maximum allowable area of exposure on each dedicated street frontage of not more than one square foot of sign area for each ten linear feet of frontage along said street; provided, however, at least one sign shall be allowed having an area of 12 square feet.
3. Signs may be illuminated, but the source of light shall not be visible and shall not be intermittent or flashing; revolving signs shall not be permitted.
4. Not more than 50 percent of the total allowable sign area may be located in the required yard space along a dedicated street. However, no individual sign in such required yard space shall exceed 20 square feet in sign area.
5. Symbols which are designed as an integral part of the building structure and symbols and signs which are not visible or readable from the public street shall not be limited by the above regulations.
6. Nothing contained herein shall exempt the owner of any Unified Residential building from placing identification signs on buildings as required by the City of Fort Worth Fire Code.

J. Certificate of Occupancy Requirements

1. No Certificate of Occupancy shall be issued for a Unified Residential Development until a final landscape plan has been approved by the Planning and Development Director or a designated representative and all landscaping required by the plans has been installed.
2. During the construction phase where development regulations contained herein have not been met, construction permits may be issued, and construction may proceed, but no Certificate of Occupancy shall be issued until all regulations have been complied with. The City shall refuse any final connection of utilities prior to issuance of a Certificate of Occupancy.

K. Deviation from Plan or Construction Without Approval

It shall be an offense under this Ordinance where it is shown that any person, firm or corporation has deviated from an approved Unified Residential Development plan or plat without approval or has commenced such construction of multifamily dwelling units without approval.

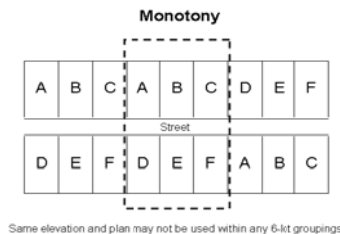
L. Unified Residential Development Site Plan Expiration

A Unified Residential Development site plan submitted to the Planning and Development Department on or after August 19, 1996 shall expire two years from the date of site plan approval unless a Certificate of Occupancy is issued for a multifamily use building in accordance with the approved site plan.

6.507 Single Family Residential Design Standards

Any detached single family residential dwelling constructed after the effective date of this ordinance April 26, 2007 shall be required to conform to the following architectural and tree planting requirements:

- a. The same elevation shall not be permitted within a six lot pattern, on an adjacent lot or on a lot directly across the street as depicted in the diagram below.



- b. Exterior walls shall consist of a minimum of 50% masonry. Exposures to a minor arterial or wider street shall require 100% masonry construction except where such building face is obscured by a minimum six (6) foot masonry wall. "Masonry" shall include brick, stone, cementitious fiber concrete products or stucco. Similar products made from such materials and/or durable recycled material shall be allowed as approved by the Building Official.
- c. No attached garage facing a public or private street may project greater than eight (8) feet in front of the front wall of the house in all Single-Family Districts.
- d. An infill house shall be required to have a minimum 3" caliper front yard tree of choice, and one minimum 3" caliper street parkway tree as approved by the City Forester. In all instances, a minimum of 40% canopy cover per lot must be achieved in accordance with Section 6.301.K.
- e. A minimum horizontal dimension of 15 feet shall be required.

6.508 Entry Features

Entry features may be located at the entry to a subdivision subject to the following:

1. Entry feature must be located on a collector or wider street;

2. Entry feature is limited to twenty-five (25) feet with a minimum side and rear setback of five (5) feet. No front setback along the street right-of-way is required;
3. Entry signs must be free standing or attached to a wall or entry feature; and
4. Signage is limited to sixty (60) square feet and a maximum height of six (6) feet with a maximum illumination of 25 lumens.